



805 Burns Lane **List: \$575,000 For: Sale**
Frontenac Ontario K0H 1T0
 Frontenac 47 - Frontenac South Frontenac
SPIS: No **Taxes:** \$3,140.14/2025 **DOM: 24**

Detached **Front On:** E **Rms:** 8
Link: N **Acre:** .50-1.99 **Bedrooms:** 2
 Bungalow **Washrooms:** 1
 1x4xMain

Lot: 307.77 x 172 Feet Irreg:
Dir/Cross St: Burns Lane / Burns Road
Directions: Green Bay Road to Burns Road onto Burns Lane Follow to #805

MLS#: X13174460 **PIN#:** 362410125

Possession Remarks: TBD

Legal: PT LT 25 CON 5 BEDFORD PT 1, 13R2692; T/W & S/T FR363039; SOUTH FRONTENAC

Kitchens: 1	Exterior: Vinyl Siding	Zoning: RLSW
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV: No
Basement: None	Drive: Private Double	Hydro: Yes
Fireplace/Stv: N	Drive Park Spcs: 4	Gas: No
Heat: Baseboard / Electric	Tot Prk Spcs: 5	Phone: A
A/C: Wall Unit	UFFI: None	Water: Well
Central Vac: No	Pool: None	Water Supply Type: Drilled Well
Apx Age:	Energy Cert:	Sewer: Septic
Year Built: 1991	Cert Level:	Spec Desig: Unknown
Apx Sqft: 700-1100	GreenPIS:	Farm/Agr:
Lot Size Source: GeoWarehouse	Prop Feat: Beach, Lake Access, Level, Waterfront, Waterfront, Wooded/Treed	Waterfront: Direct
Roof: Asphalt Shingle	Exterior Feat: Deck, Fishing, Privacy	Retirement:
Foundation: Concrete Block, Piers	Interior Feat: Primary Bedroom - Main Floor, Water Heater Owned	HST Applicable to: Not Subject to HST
Assessment:	Security Feat: Smoke Detector	Sale Price:
POTL:		Oth Struct:
POTL Mo Fee:		Aux Residences, Drive Shed, Out Buildings, Shed
Elevator/Lift:		Survey Type: Unknown
Laundry Lev: Main		
Phys Hdcap-Eqp:		

Water Body Name: Bobs Lake	Shoreline: Clean, Deep, Sandy
Water Body Type: Lake	Shoreline Allowance: None
Water Frontage (M): 307.77	Shoreline Exp: E
Topography: Level, Wooded/Treed	Alternative Power: Unknown
Water Features: Beach Front, Dock	Easements/Restrict: Unknown
Access to Property: Year Round Private Road	Rural Services: Cell Services, Electricity Connected, Telephone Available
Docking Type: Private	Waterfront Accessory Bldgs: Bunkie
Water View: Direct	
WaterfrontYN: Yes	
Waterfront: Direct	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.09	x 11.48	Laminate
2	Dining	Main	9.19	x 7.55	Laminate
3	Living	Main	19.36	x 11.15	Broadloom W/O To Balcony
4	Pantry	Main	7.55	x 4.59	Laminate
5	Bathroom	Main	9.51	x 6.56	4 Pc Bath Laminate
6	Laundry	Main	9.51	x 8.86	Laminate
7	Prim Bdrm	Main	11.48	x 11.15	Laminate
8	2nd Br	Main	11.48	x 11.48	Laminate

Client Remks: Set along the breathtaking shores of Bobs Lake, this exceptional waterfront property offers the perfect opportunity to enjoy peaceful lakeside living, create a multi-family retreat, or generate excellent rental income potential on one of the region's most sought-after lakes. Positioned on a quiet bay with spectacular east-facing views, the property features level access to the waterfront, a clean shoreline, a sandy beach area, and multiple docks for effortless enjoyment of the lake. The main cottage offers a warm and inviting layout featuring two bedrooms, a full bathroom, a functional kitchen, and a spacious living room with beautiful lake views. A large dock extending into deeper water provides excellent swimming and boating access, while a lakeside fire pit creates the perfect gathering place for evenings under the stars. Beneath the front of the cottage, a convenient storage area provides additional room for water toys and outdoor equipment. Adding tremendous versatility to the property is a camper trailer with a thoughtfully constructed addition that functions as a separate guest accommodation. This space includes two bedrooms, a bathroom, kitchen, and comfortable family room, making it ideal for extended family, guests, or seasonal rental opportunities. Additional features include an older single-car garage/shed, a garden shed, a large detached bunkie for overflow sleeping or recreation space, a drilled well, septic system, and fully furnished buildings ready for immediate enjoyment by the

next owners. At the entrance to the property, there is a right-of-way providing access, parking and dock for the owner of a nearby island property. Known as one of the largest and most desirable lakes in the region, Bobs Lake stretches approximately 19 km and offers the quintessential Canadian Shield experience with countless islands, scenic inlets, exceptional fishing, and endless boating exploration.

Inclusions: Refrigerator, Dishwasher, Stove, Microwave, All contents

Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595